

About the application

Application number: 2026/91063	
What is the application for?:	Re-instatement and repair of existing building including alterations to roof and
Address of the site or building:	382, Huddersfield Road, Mirfield, WF14 9DL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Objection to Planning Application 2026/91063 Site Address: 382, Huddersfield Road, Mirfield, WF14 9DL	
I am writing to formally object to the retrospective planning application for the reinstatement, repair, and alteration of the existing building at the above address. My objection is based strictly on valid planning matters, specifically the severe negative effect on living conditions, highway safety hazards, noise and odour disturbances, and the inappropriate design and appearance of the development. 1. Effect on Living Conditions (Sunlight, Daylight, and Overbearing Nature) Valid planning matters include the effect a development has on the living conditions of neighbours, including the loss of daylight and sunlight. • The original structure on this site was a single-story butcher's shop with a flat, level roof. • The developer has unlawfully demolished and rebuilt this structure as a two-story building without prior planning permission. • The newly erected gable ends tower directly over garden boundaries. This overbearing height has decimated the natural light in gardens and properties, entirely blocking the open view and sunlight previously enjoyed. This clearly violates local planning policies designed to protect the living quality and light of nearby homes (Policy LP24). 2. Impact on Highway Safety and Traffic The council must consider the impact on highway safety and traffic. This location is fundamentally unsuitable for a takeaway business due to severe access and parking constraints. • Lack of Parking: There is no dedicated parking for this development. The main road features double yellow lines and the available nearby parking is already heavily saturated during the day by customers of the adjacent sandwich shop. • Access Obstruction: Because main road parking is unavailable, delivery vehicles and construction traffic frequently park at the bottom of the narrow access lane, completely blocking resident access. As residents, we already face delays entering and exiting our	

own road. The addition of takeaway delivery drivers and customers will exacerbate this issue entirely.

- **Pedestrian and Vehicle Hazard:** The access lane to four neighbouring properties is incredibly narrow, forcing residents to drive up and reverse down. The proposed shop exit introduces a severe blind spot, even with a barrier. If a customer steps out while a resident is reversing, or ties a dog to the barrier whilst visiting the shop, it presents a critical safety hazard. The application fails to ensure the site can be safely entered and exited by all transport modes without causing safety hazards (Policy LP21).

3. **Noise, Disturbance, and Odour** The proposed change of use introduces significant noise, disturbance, and odour to a residential boundary.

- The application proposes opening hours extending up to 21:00, but previous plans were 23:00, so unclear of intentions. Either way, this will result in late-night noise from customer footfall, car doors slamming, and vehicle engines idling directly adjacent to residential properties.
- The operation of a takeaway will introduce strong odours into our immediate living space and gardens.
- The commercial waste associated with a takeaway (food bins) placed in such close proximity to residential homes presents a high risk of attracting vermin and rats, further impacting our living conditions. The planning permission states no trade waste but clearly there will be food waste from a food shop!

4. **Design, Appearance, and Inaccurate Plans** Planning decisions must weigh the design, appearance, and effect on the character of an area.

- **Inappropriate Materials:** The application states materials will match or compliment the original stone building. However, the development built thus far relies on stark, exposed concrete breeze blocks which are entirely out of keeping with the aesthetic character of the surrounding area.
- **Misleading Application Data:** The submitted plans contain significant inaccuracies. The actual structure built on-site is taller than the proposed measurements in the submitted drawings, meaning the council and the public are being given a distorted impression of the building's true overbearing impact.

For the reasons outlined above, this development represents a severe detriment to highway safety, residential amenity, and the character of the area. I strongly urge the planning authority to refuse this retrospective application.